



AREA MAP
SCALE: 1" = 100'

PROPERTY OWNERS WITHIN 200 FEET OF SUBJECT PROPERTY

BLOCK	LOT	OWNER & ADDRESS	UTILITIES
27	24	KAPLAN, BRAD M & MARY ELLEN 46 SUSAN DRIVE, CHATHAM, NJ 07928	JCP&L CO. REAL ESTATE DEPARTMENT 300 MADISON AVENUE MORRISTOWN, NJ 07962
27	25	MCGOVERN, JAMES R JR & THERESE M 40 SUSAN DRIVE, CHATHAM, NJ 07928	NEW JERSEY-AMERICAN WATER CO., ATTN: PAUL HARTELIUS 167 J.F. KENNEDY PARKWAY SHORT HILLS, NJ 07078
27	26	DEVINE, HUGH & VIRGINIA M SCHMITT 36 SUSAN DRIVE, CHATHAM, NJ 07928	PUBLIC SERVICE ELECTRIC & GAS COMPANY MANAGER - CORPORATE PROPERTIES 80 PARK PLAZA, T68 NEWARK, NJ 07102
27	27	ANTONIADES, NICOLAS & SHARON X WU 32 SUSAN DRIVE, CHATHAM, NJ 07928	TEXAS EASTERN TRANSMISSION CORP. 5400 WESTHEIMER COURT, SUITE 692 HOUSTON, TX 77056
27	28	STREHLE, DIANE T 28 SUSAN ROAD, CHATHAM, NJ 07928	TRANSCONTINENTAL GAS PIPELINE CORP. P.O. BOX 1396 HOUSTON, TX 77252
20	6	FORTUNA, MICHAEL & DIANE 119 ORMONT ROAD, CHATHAM, NJ 07928	PATRIOT MEDIA, ATTN: SALVATORE DIMAGGIO 100 RANDOLPH ROAD SOMERSET, NJ 08873
20	7	HEFELE, JOHN R & FLORENCE L 115 ORMONT ROAD, CHATHAM, NJ 07928	
20	8	BILIRIS, ALEXANDROS & EFFIE M 109 ORMONT ROAD, CHATHAM, NJ 07928	
20	9	DONNABELLA, VINCENT & CATHERINE D 105 ORMONT ROAD, CHATHAM, NJ 07928	
20	10	FEKETE, KENNETH S JR & STEPHANIE 101 ORMONT ROAD, CHATHAM, NJ 07928	
20	11	STYPLE, WILLIAM & NANCY 97 ORMONT ROAD, CHATHAM, NJ 07928	
20	14	MOLINO, IDA & ANTONIO 47 SUSAN DRIVE, CHATHAM, NJ 07928	
20	15	VAZIRI, MARIAM 49 PINE LANE, SPRINGFIELD, NJ 07081	
20	16,17,18	EUROPEAN BUILDERS DESIGNERS INC. 47 SUSAN DRIVE, CHATHAM, NJ 07928	
20	19	LIN, STEVE & LAURIE HUANG 27 SUSAN DRIVE, CHATHAM, NJ 07928	
20	20	WARREN, MICHAEL & KATIE 899 BLVD EAST, APT 8F, WEEHAWKIN, NJ 07086	

THIS PLOT PLAN HAS BEEN APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE TOWNSHIP OF CHATHAM ON _____ DATE _____

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

MUNICIPAL ENGINEER _____ DATE _____

GENERAL NOTES

- SUBJECT PROPERTY KNOWN AS LOT 17 IN BLOCK 20 AS SHOWN ON THE TOWNSHIP OF CHATHAM TAX MAP SHEET NO. 24.
- OWNER AND APPLICANT:

ELAINE SHI
elaineshi83@gmail.com
914.260.6655
- ATTORNEY FOR APPLICANT:

SAMUEL F. DEANGELIS, ESQ.
CHIAROLANZA & DEANGELIS, ESQS.
36 MAIN STREET
MADISON, NJ 07940
973.377.7800
sdeangelis@cdlawfirm.net
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION.
- THE FOLLOWING VARIANCES ARE REQUIRED:
 - MAXIMUM BUILDING HEIGHT (SECTION 30-75.2)
 - MINIMUM FRONT YARD (SECTION 30-75.2)
 - RETAINING WALL LESS THAN 20 FEET FROM THE DWELLING (SECTION 30-96.15d.2(e)).
 - RETAINING WALL SETBACK FROM THE PROPERTY LINE (SECTION 30-96.15d.2(e)).
 - DISTURBANCE OF STEEP SLOPES FROM 15-20% AND >25% (SECTION 30-96.24)
 - CHANGE IN GRADE WHICH RAISES ANY PORTION OF A LOT WITHIN FIFTEEN (15) FEET OF A PROPERTY LINE MORE THAN FOUR (4) FEET (SECTION 30-96.20(h))
 - HEIGHT OF STRUCTURAL RETAINING WALLS (SECTION 30-96.15d.2(d))
 - PROPOSED GRADING DOES NOT PROVIDE POSITIVE SLOPE AWAY FROM THE FOUNDATION FOR A MINIMUM OF TEN FEET (DRIVEWAY), AS REQUIRED UNDER SECTION 30-96.20 (FOUR FEET PROPOSED).
- AN AS-BUILT SURVEY OF THE DRAINAGE SYSTEM AND SEWER CONNECTION IS TO BE PROVIDED.
- A ROAD-OPENING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF THE DEPRESSED CURB ON SUSAN DRIVE. ROADWAY RESTORATION IS TO BE PROVIDED TO A SAWCUT LINE THAT IS A MINIMUM DISTANCE OF TWO FEET FROM THE CURBLINE.
- THE TOWNSHIP ENGINEER IS TO BE NOTIFIED 72 HOURS PRIOR TO CONNECTION TO THE SEWER MAIN AND INSTALLATION PORTION OF THE LATERAL AND CLEANOUT LOCATED WITHIN THE SANITARY SEWER EASEMENT. THE PLUMBING CODE OFFICIAL SHOULD BE NOTIFIED FOR INSPECTION OF ALL OTHER PORTIONS OF THE PROPOSED SEWER CONNECTION
- THERE ARE NO WETLANDS LOCATED WITHIN 150 FEET OF THE PROPOSED DISTURBANCE
- STRUCTURAL CALCULATIONS WILL BE PROVIDED FOR THE PROPOSED STRUCTURAL RETAINING WALLS AND DECKS
- APPROVAL FROM THE TOWNSHIP COMMITTEE FOR THE PROPOSED SEWER CONNECTION IS REQUIRED.
- CONSTRUCTION SHALL BE SEQUENCED TO INSTALL ALL THE ECORAIN CHAMBER DETENTION SYSTEM AND CONNECT DRAINS AND GUTTERS ON THE STRUCTURE AS SOON AFTER COMMENCEMENT OF CONSTRUCTION AS POSSIBLE
- PROPERTY AND TOPOGRAPHIC SURVEY PERPARED BY D.A.B. SURVEYING INC. SIGNED 9/24/14.
- PRIOR TO ANY ONSITE DISTURBANCE, THE CONTRACTOR SHALL SCHEDULE AN ONSITE PRE-CONSTRUCTION MEETING WITH THE TOWNSHIP ENGINEERS OFFICE.
- THE APPLICANT AGREES TO GRANT A TEN FOOT WIDE EASEMENT TO INTEGRATE GRADING WITH THE ADJACENT PROPERTY TO REDUCE THE NEED FOR RETAINING WALLS AND TO COORDINATE AND COOPERATE WITH THE DEVELOPER OF THE ADJOINING PROPERTY. A RECIPROCAL MAINTENANCE EASEMENT WITH THE OWNER OF THE ADJACENT LOT FOR THE LOT GRADING SHALL BE APPROVED BY THE BOARD OF ADJUSTMENT ATTORNEY.



KEY MAP

RA

Design & Consultants LLP

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Murphy & Hollows Associates LLC

CIVIL ENGINEERING AND SURVEYING

192 CENTRAL AVENUE, STIRLING, NJ 07980
908.580.1255 murphyhollows@gmail.com

GRADING PLAN
FOR
LOT 17
BLOCK 20
35 SUSAN DRIVE
TOWNSHIP OF
CHATHAM
MORRIS COUNTY
NEW JERSEY

NO.	DATE	COMMENT
APPROVAL STAMPS AND SIGNATURES		
DRAWING TITLE		
PROPOSED 1-FAMILY DWELLING		BSCAN STICKER
PROJECT NAME AND ADDRESS		
35 SUSAN DRIVE, CHATHAM MORRIS COUNTY, NJ		
PROJECT DESCRIPTION		
GRADING MAP		
OWNER'S NAME AND ADDRESS		
MR. & MRS. HAPPINESS DIRU		
SEAL	DRAWN BY	SCALE
	CHECKED BY	DATE
	RA	08.17.2018
	FILE	BUILDING PLAN ID NUMBER
PAGE NO.	Z-100	
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